



STAFF REPORT

Meeting Date: May 15, 2002
Consent

PROPOSAL: LAFCO 02-02 Camarillo Sanitary District Annexation- Jet Ski Land Development

PURPOSE: To annex a parcel and portions of Loma Drive and East Loop Drive into the Camarillo Sanitary District for the purposes of sanitary sewer service for four (4) new single-family dwellings.

PROPONENT: Camarillo Sanitary District by Resolution.

SIZE: Approximately 1.89 acres.

LOCATION: The subject property is at 500 Loma Drive, approximately one-half mile north of Las Posas Road, and bounded southwest by Loma Drive and East Loop Drive, in the City of Camarillo's Sphere of Influence and Area of Interest.

**ASSESSOR'S
PARCEL NO.:** 153-0-100-025

NOTICE: This matter has been noticed in the manner prescribed by law.

RECOMMENDATION:

Adopt the attached resolution (LAFCO 02-02) making determinations and approving the Camarillo Sanitary District Annexation - Jet Ski Land Development.

COMMISSIONERS AND STAFF

COUNTY Steve Bennett, Chair Kathy Long <i>Alternate:</i> Judy Mikels	CITY Linda Parks John Zaragoza <i>Alternate:</i> Evaristo Barajas	SPECIAL DISTRICT Jack Curtis John Rush <i>Alternate:</i> Dick Richardson	PUBLIC Louis Cunningham, Vice Chair <i>Alternate:</i> Kenneth M. Hess
EXECUTIVE OFFICER Everett Millais	PLANNER III Hollie Brunsky	CLERK Debbie Schubert	LEGAL COUNSEL Noel Klebaum

GENERAL ANALYSIS:

1. Land Use:

A. Site Information

	Existing	Proposed
Zone District Classification	City: R-1-10 Single Family Residential, 10,000 sq. ft. min. County: R-1-10	No Change
General Plan Designation-	City: Low Density Residential (Five (5) Dwelling Units per Acre) County: Existing Community	No Change
Use of Proposal Area	Single Family Dwelling	New Subdivision; Four (4) new single family dwellings (County TPM 5334)

B. Surrounding Land Uses and Zoning and General Plan Designations

	Zone District Classification	General Plan Designation	Existing Use
North	County: R-E-13; Rural Exclusive, 13,000 sq.ft. min.	County: Existing Community	Single Family Dwelling
South	County: R-1-10	County: Existing Community	Single Family Dwelling
East	County: R-E-13; Rural Exclusive, 13,000 s.f. min.	County: Existing Community	Single Family Dwelling
West	County: R-1-10	County: Existing Community	Single Family Dwelling

C. Topography, Natural Features and Drainage:

The proposal area slopes from north to south with an approximate five percent natural grade and is developed with a single-family dwelling. There are no significant natural features or water-courses on site.

D. Conformity with Plans

The proposal area is in the unincorporated area of the County of Ventura and within the Camarillo Sanitary District's Sphere of Influence and within the City of Camarillo's Sphere of Influence.

The parcel is proposed to be split into four new lots under a County Tentative Parcel Map (TPM 5334). The annexation will allow for four new connections. The zoning and general plan designation will remain the same.

The proposed use is consistent with the City of Camarillo's General Plan designation for the site of Low Density Residential. This designation means that the existing County zone designation of Existing Community is appropriate and consistent with the City's General Plan.

At this time, the property is not contiguous with the City of Camarillo boundaries. As the site is within the City's Sphere of Influence, the proposal has been conditioned in the resolution to require that prior to or in conjunction with recordation of the annexation, the property owner record a covenant, as approved by the Executive Officer, providing that the landowner or any subsequent or future owners of the property consent to annex to the City of Camarillo at such time as requested by the City.

2. Impact on Prime Agricultural Land, Open Space and Agriculture:

The proposal area is located in an urbanized area and is zoned for residential development and is currently developed with a single-family dwelling and will be developed with three more units. There is no agriculture on the site, nor is there any surrounding agricultural use.

The site is located within the SOAR and CURB boundaries for the City of Camarillo. The site is not considered open space or located within a greenbelt.

There will be impact on agricultural or open space lands.

3. Population:

The proposal area currently contains one single-family residence. There are less than 12 registered voters in the proposal area at this time. Thus, the site is considered uninhabited.

4. Services and Controls – Need, Cost, Adequacy and Availability:

The site is currently being served by a private septic system. Upon subdivision approval, a line of approximately 50 feet will be extended along East Loop Drive to the parcel. The developer will incur all costs associated with the extension. At the time of development, lateral lines will be used to connect the residences to the main sewer line. The District has represented that upon connection the District will be able to serve the proposal area.

5. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

A map sufficient for filing with the State Board of Equalization has been received from the proponent.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 07005 (\$1.075732). Upon completion of this annexation the area will be assigned to a new tax rate area.

The total assessed value of the parcel per the 2001-2002 tax roll is \$383,000.

The Camarillo Sanitary District has 1999 Revenue Refunding Bonds outstanding which will affect the proposal. A share of these bonds is paid through sanitary sewer user fees.

7. Environmental Impact of the Proposal:

Camarillo Sanitary District as the lead agency for this proposal, found the proposal to be categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines that includes annexations to special districts containing existing private structures.

8. Landowner and Annexing Agency Consent:

The affected property owner involved in this proposal has given their written consent to annex. The Camarillo Sanitary District has requested a waiver of conducting authority proceedings.

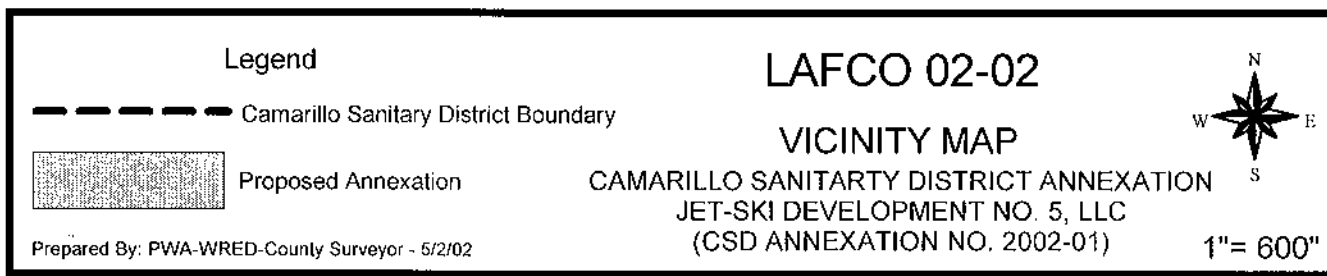
ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue one or both of the proposals should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted with this application wishes to deny or modify this application, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

STAFF: Hollee King Brunsky, Planner III

BY: _____
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
(2) LAFCO 02-02 Resolution



LAFCO 02-02

RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE CAMARILLO SANITARY DISTRICT ANNEXATION – JET SKI LAND DEVELOPMENT

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on May 15, 2002, as specified in the public notice; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, information satisfactory to this Commission has been presented that all the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated May 15, 2002 is adopted.
- (2) Said annexation is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 02-02 Camarillo Sanitary District Annexation – Jet Ski Land Development**
- (5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.

- (6) The Commission has reviewed and considered the lead agency's determination that the proposal is Categorically Exempt under Class 19(a) of the CEQA Guidelines, annexations for areas containing existing facilities, and finds the proposal to be categorically exempt under Class 19(a).
- (7) The Commission directs Staff to file a Notice of Exemption in the same manner as a lead agency under Section 15094.
- (8) This change of organization is approved subject to the following condition:
Prior to or in conjunction with recordation of the annexation, the property owner record a covenant, as approved by the Executive Officer, providing that the landowner or any future owners of the property consent to annex to the City of Camarillo at such time as requested by the City.
- (9) Satisfactory proof having been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have consented in writing to the waiver of the conducting authority proceedings, the conducting authority proceedings are hereby waived and the reorganization is approved without further notice, election or hearing.

This resolution was adopted on May 15, 2002

AYES:

NOES:

ABSTAINS:

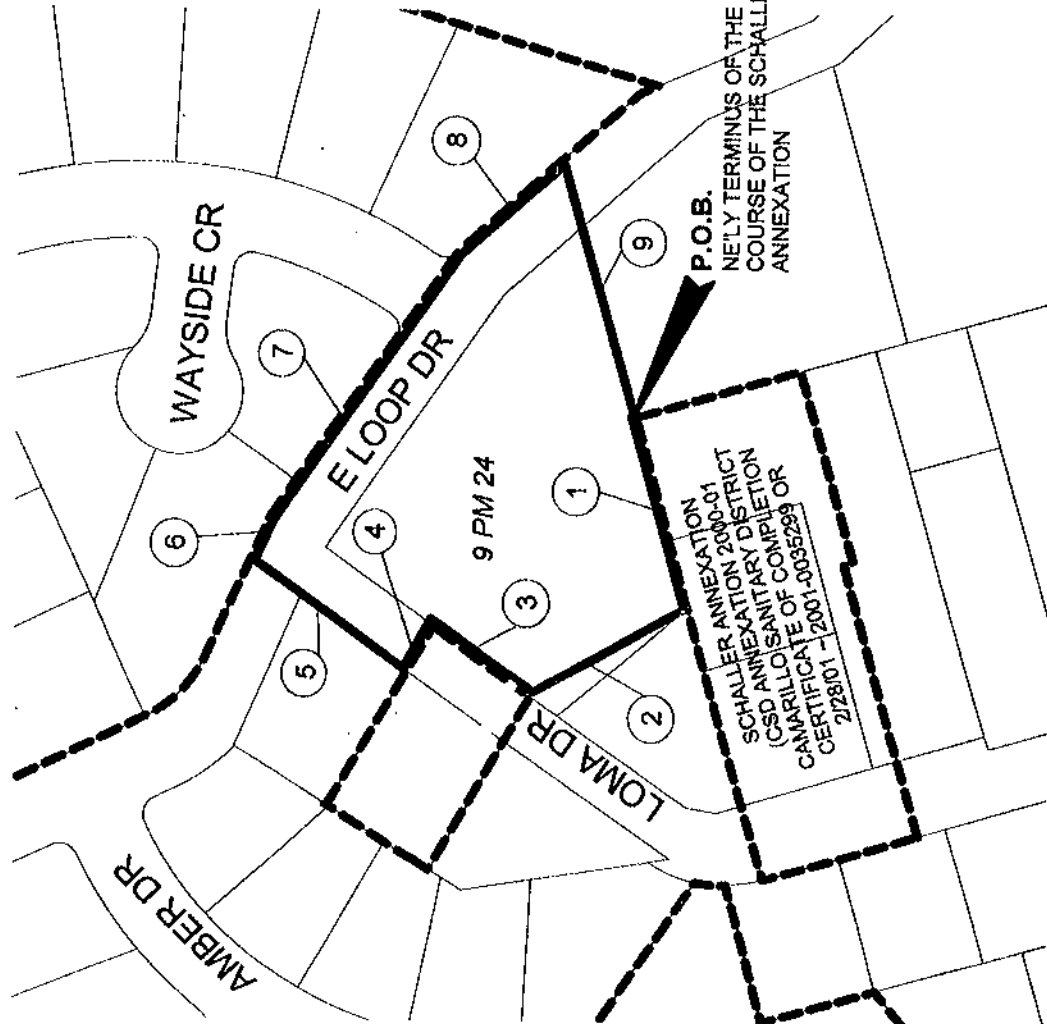
Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies: Camarillo Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Elections
Ventura Count Surveyor

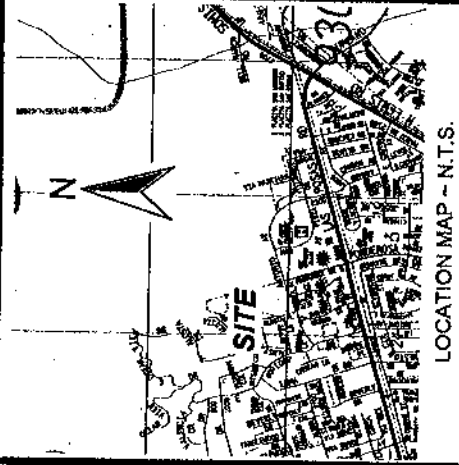
02-02

EXHIBIT A

PREPARED BY:
CAMARILLO SANITARY DISTRICT
CITY OF CAMARILLO
601 CARMEN DRIVE
CAMARILLO, CA 93011-0248



--- EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY
 [Solid Line] PROPOSED ANNEXATION BOUNDARY



COURSES

1st - S 73°37'01" W	158.08'	6th - S 65°38'35" E	37.42'
2nd - N 27°38'29" W	144.51'	7th - S 55°31'37" E	246.60'
3rd - N 33°59'23" E	92.00'	8th - S 41°46'06" E	125.38'
4th - N 56°00'37" W	40.00'	9th - S 73°37'01" W	214.86'
5th - N 33°59'23" E	153.25'		

1.89 ACRES



CAMARILLO SANITARY DISTRICT ANNEXATION
 JET-SKI LAND DEVELOPMENT NO. 5, LLC
 (CSD ANNEXATION NO. 2002-01)

All of Parcels A and B, and those portions of East Loop Drive and Loma Drive, in the County of Ventura, State of California, per 9 PM 24

March 17, 2002

**CAMARILLO SANITARY DISTRICT ANNEXATION
JET-SKI LAND DEVELOPMENT NO. 5, LLC
(CSD ANNEXATION NO. 2002-01)**

All of Parcels A and B, and those portions of East Loop Drive and Loma Drive, in the County of Ventura, State of California, as said Parcels and Drives are shown on the Parcel Map recorded on February 25, 1971, in the office of the County Recorder of said County, in Book 9, Page 24 of Parcel Maps, described as follows:

Beginning at a point in the southeasterly line of said Parcel A, said point also being the northeasterly terminus of the 1st course of the Schaller Annexation (CSD Annexation 2001-01) to the Camarillo Sanitary District, as described in the Certificate of Completion recorded on February 28, 2001 in the office of said County Recorder as Document No. 2001-0035299 of Official Records; thence, along the existing boundary of said Camarillo Sanitary District by the following course and along the boundary of said Parcel A by the following three courses:

- 1st - South 73°37'01" West 158.08 feet; thence,
- 2nd - North 27°38'29" West 144.51 feet to the southeasterly line of said Loma Drive, 40.00 feet wide, said southeasterly line also being the existing boundary of said Camarillo Sanitary District; thence, along said southeasterly line by the following course and along said existing district boundary by the following two courses:
- 3rd - North 33°59'23" East 92.00 feet; thence,
- 4th - North 56°00'37" West 40.00 feet to the northwesterly line of said Loma Drive, 40.00 feet wide; thence, along said northwesterly line and the northeasterly prolongation thereof,
- 5th - North 33°59'23" East 153.25 feet to the northeasterly line of said East Loop Drive, 50.00 feet wide, said northeasterly line also being the existing boundary of said Camarillo Sanitary District; thence, along said northeasterly line and said existing district boundary by the following three courses:
- 6th - South 65°38'35" East 37.42 feet; thence,
- 7th - South 55°31'37" East 246.60 feet; thence,
- 8th - South 41°46'06" East 125.38 feet to the northeasterly prolongation of the southeasterly line of said Parcel B; thence, along said prolongation and said southeasterly line,
- 9th - South 73°37'01" West 214.86 feet to the point of beginning and containing 1.89 acres.